113.0	0001	0028.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	679,700 / 679,700
					USE VALUE:	679,700 / 679,700
					ASSESSED:	679,700 / 679,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
69		HUNTINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SAWYER KEITH R
Owner 2:	GASSAWAY LISA S
Owner 3:	
Street 1:	69 HUNTINGTON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	YOUNG JOHN P & ELLEN H -
Owner 2:	-
Street 1:	69 HUNTINGTON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,956 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Vinyl Exterior and 1452 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5956.000	260,600		419,100	679,700
Total Card	0.137	260,600		419,100	679,700
Total Parcel	0.137	260,600		419,100	679,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 468.11 | /Parcel: 468.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	71772
GIS Ref	
GIS Ref	
Insp Date	09/07/18

!8732!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0001-0028.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	260,600	0	5,956.	419,100	679,700	679,700	Year End Roll	12/18/2019
2019	101	FV	210,900	0	5,956.	413,100	624,000	624,000	Year End Roll	1/3/2019
2018	101	FV	210,700	0	5,956.	317,300	528,000	528,000	Year End Roll	12/20/2017
2017	101	FV	210,700	0	5,956.	299,300	510,000	510,000	Year End Roll	1/3/2017
2016	101	FV	210,700	0	5,956.	275,400	486,100	486,100	Year End	1/4/2016
2015	101	FV	205,700	0	5,956.	257,400	463,100	463,100	Year End Roll	12/11/2014
2014	101	FV	205,700	0	5,956.	237,100	442,800	442,800	Year End Roll	12/16/2013
2013	101	FV	205,700	0	5,956.	237,100	442,800	442,800		12/13/2012

PRINT

Date	Time
12/10/20	23:16:35

LAST REV

Date	Time
02/27/20	10:07:44
danam	
8732	

USER DEFINED

Prior Id # 1:	71772
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YOUNG JOHN P &	1254-15		6/24/2002		409,900	No	No		
ROTUNNO PATRICI	1177-198		9/29/1997		230,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/15/2019	1632	Redo Kit	47,900	C				
7/18/2016	994	Redo Bat	39,540		7/18/2016			Remodel existing b
6/16/2009	487	New Wind	3,760					
11/8/1993	555	Manual	6,500					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
9/7/2018	MEAS&NOTICE	CC	Chris C
12/6/2008	Meas/Inspect	345	PATRIOT
9/21/2001	MLS	MM	Mary M
4/12/2000	Inspected	276	PATRIOT
2/3/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5956		Sq. Ft.	Site		0	70.	1.01	6									419,075						419,100	

Total AC/HA: 0.13673 | Total SF/SM: 5956 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 419,075 | Spl Credit | Total: 419,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98402047
Adj $ / SQ:	166.053
Other Features:	82800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	354051
Depreciation:	93469
Depreciated Total:	260582

COMMENTS

PDAS OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

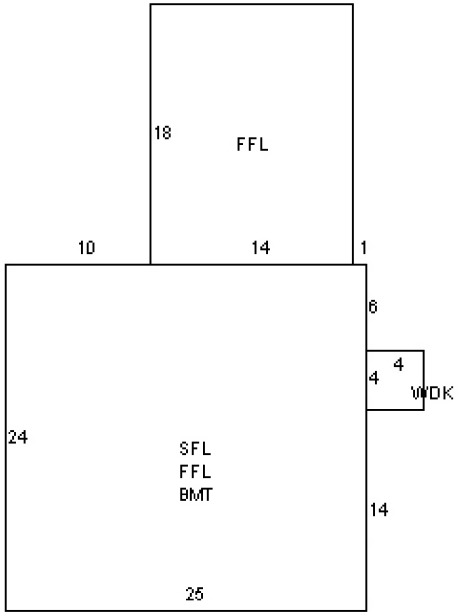
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	166.05
Special Features:	0	Val/Su Net:	126.02
Final Total:	260600	Val/Su SzAd	179.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	852	166.050	141,478
BMT	Basement	600	49.820	29,890
SFL	Second Floor	600	166.050	99,632
WDK	Deck	16	15.740	252

Net Sketched Area:	2,068			Total:	271,252
Size Ad	1452	Gross Are	2068	FinArea	1452

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0001-0028.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc